

## \$389,900 - 3636 116 Avenue, Edmonton

MLS® #E4436865

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Spacious bungalow on a quiet, tree-lined street, this charming bungalow offers comfort, style, and convenience with nearly 2400 sqft of living space. Inside, natural light pours through a skylight, highlighting a rich open living area and a cozy wood-burning fireplace. The main level features 2 spacious bedrooms and a 4-piece bath, while the SEPARATE ENTRANCE to the basement leads to a fully finished area with a bedroom, den, kitchen, and another 4-piece bathroom-- perfect for family or guests. Enjoy outdoor living with the covered deck, and take advantage of the oversized double detached garage (new shingles replaced 2 years ago). Additional upgrades include brand new washing machine, 5 year old house shingles, and a replaced sewer line to the city. Located just minutes from schools, parks, shopping, and quick access to the Yellowhead and Anthony Henday, this home truly has it all!

Built in 1952

### Essential Information

MLS® #	E4436865
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,238
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3636 116 Avenue
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0E6

### **Amenities**

Amenities	On Street Parking, Deck, Skylight
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Abbott Elementary School
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Middle

St. Nicholas Catholic

### **Additional Information**

Date Listed May 16th, 2025

Days on Market 32

Zoning Zone 23

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